



You are one step
closer to your dream
home



NEWPORT COVE HOA

7551 Sterling Bridge Blv DELRAY BEACH FL 33483

Application Type: [Purchase](#)

PLEASE READ THE FOLLOWING INSTRUCTIONS BEFORE CLICKING THE START/NEXT BUTTON:

Are purchases / owners permitted to have pets? ☒ Yes ☐ No

Maximum allowed pet weight **N/A** Lbs Maximum pet limit **N/A**

PROPERTY REQUIREMENTS:

All purchase are required to pay a \$2000.00 Capital Contribution at closing

All lease(s) submitted are required to pay a \$1000.00 Security Deposit pay separate by Cashier's Check

Married Couples who do not share the same last name must provide proof of marriage

No more then three (3) vehicle are permitted per household

INSTRUCTIONS:

- Please make sure you complete each field in the documents below.
- Please ensure your names and initials are correctly input in the fields 'Initial' and 'Sign here', it serves as your electronic signature. This must be input by the individual whose name appears on the application. If not, it will constitute of forgery (S.831.06 Florida Statute).
- The "FINISH & SUBMIT ELECTRONICALLY" button has to be clicked once form is completed. If not, information input will not be autosaved.
- To upload documentation, a link will be sent from (no-reply@tenantevaluation.com) to you and the co-applicant (if applicable). You can also upload by logging into your dashboard on tenantev.com.
- Once your information has been submitted, the unit owner (or seller) will receive an email from noreply@tenantevaluation.com collecting their electronic signatures on any required documentation. Please log into your dashboard on tenantev.com to provide owner's information (If Applicable).

Applicant Initial:

AP

Co-Applicant Initial:

CO

THE APPLICATION

Failure to provide complete and accurate information will result in the delay of the application. Falsifying any information on this document is strictly prohibited.

RESIDENT INFORMATION

Applicant legal name: **Full Name Applicant**

Co-Applicant legal name: **Full Name CoApplicant**

Please enter the complete legal address of the residence you are applying for:

Address: **1** **Property Address Street** Bldg. No: **21** Unit No: **123**
City: **Miami** State: **FL** Zip Code: **33331**

Note: Any additional occupants 18 years of age or older must submit an application.

Please list First and Last Names, Age and Relationship of additional Resident/Applicants under 18 years of age:

First and Last Name	Age	Relationship
Child Name 1	11	Child Relationship 1
Child Name 2	12	Child Relationship 2
Child Name 3	13	Child Relationship 3

AUTHORIZATION FORM

You are hereby authorized to release any and all information requested with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification, and character references to Tenant Evaluation LLC. This information is to be used for my/our credit report for my/our Application for Occupancy. I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to Tenant Evaluation LLC, Property Manager, Board of Directors, Screening Committee and The Landlord for their exclusive use only.

PLEASE INCLUDE COPY OF DRIVER'S LICENSE OR PASSPORT TO CONFIRM IDENTITY.

Please notify your landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

I/We further state the Authorization Form were signed by me/us and was not originated with fraudulent intent by me/ us or any other person, and that the signature(s) below are my/our own proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

I/We hereby certify that all information included in this application is true to the best of my/our knowledge and that this application has been fully completed to the best of my/our ability.

I/We understand that any information left out that is required by the above- mentioned community/association may result in a delay and/or disapproval of my/our application.

I/We understand that the application fee is required and nonrefundable regardless of the outcome of the application.

I/We further understand that any refundable monies paid through Tenant Evaluation in the form of deposits, extra fees, etc. will be refunded by the Association directly. Please allow 14 days for Tenant Evaluation from the date below to complete the report. Please be aware that the associations have their own approval process which will start once the report has been released and the time frame may vary.

If you or the co-applicant have falsified, deliberately mislead or omitted to mention any information on your application, you may not be approved for a purchase, lease and or occupancy.

Applicant Signature

05/19/2024

Full Name Applicant

Applicant Signature

Date

Applicant Print

CoApplicant Signature

05/19/2024

Full Name CoApplicant

Co Applicant Signature

Date

Co-Applicant Print

DEAR APPLICANT(S):

PLEASE [CLICK HERE](#) TO VIEW THE ASSOCIATION DOCUMENTS FOR NEWPORT COVE HOMEOWNERS ASSOCIATION

"BY SIGNING OFF ON THIS PAGE, I AM ACKNOWLEDGING RECEIPT AND REVIEW OF THE ASSOCIATION DOCUMENTS"

Applicant Signature

Applicant Signature

05/19/2024

Date

Full Name Applicant

Applicant Print

CoApplicant Signature

Co-Applicant Signature

05/19/2024

Date

Full Name CoApplicant

Co-Applicant Print

**This Document Prepared by
and return to:**

Raymond A. Piccin, Esq.
Bakalar & Associates, P.A.
350 Camino Gardens Blvd.
Suite 104
Boca Raton, FL 33432

CERTIFICATE OF RECORDING AMENDMENT TO:

**THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS
RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS**

and

**THE BYLAWS OF HAGEN RANCH HEIGHTS HOMEOWNERS
ASSOCIATION, INC., n/k/a NEWPORT COVE HOMEOWNERS
ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, the Governing Documents of NEWPORT COVE HOMEOWNERS ASSOCIATION, INC., were duly recorded among the Public Records of Palm Beach County, Florida, in **Official Records Book 6626 at Page 730 et. seq.**, and;

WHEREAS, at a duly called and noticed meeting of the Membership of NEWPORT COVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for profit corporation, wherein a quorum was present, the Membership of the Association approved amendments to the DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS and THE BYLAWS OF HAGEN RANCH HEIGHTS HOMEOWNERS ASSOCIATION, INC., n/k/a NEWPORT COVE HOMEOWNERS ASSOCIATION, INC., as set forth herein below by an affirmative vote in excess of that required for amendments to said documents, and;

NOW THEREFORE, the undersigned hereby certifies that the following is a true and accurate copy of the Amendment to the DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS and THE BYLAWS OF HAGEN RANCH HEIGHTS HOMEOWNERS ASSOCIATION, INC., n/k/a NEWPORT COVE HOMEOWNERS ASSOCIATION, INC., as approved by the Membership:

AMENDMENT to the BYLAWS OF HAGEN RANCH HEIGHTS HOMEOWNERS ASSOCIATION, INC., n/k/a NEWPORT COVE HOMEOWNERS ASSOCIATION, INC., amending Paragraphs 15 & 16 as follows (deletions are set forth in strike through font and additions are set for in underline font):

ELECTION OF DIRECTORS

15. ~~Nominations may be made from the floor at the annual meeting. Notwithstanding any provision of the Association's governing documents to the contrary, the Election of Directors shall be as follows:~~

(a) ANNUAL MEETING. Elections of Directors must be conducted at or in conjunction with the Annual Meeting. Directors must be elected by a plurality of the votes cast by eligible Members. Any challenge to the election process must be commenced within sixty (60) calendar days after the election results are announced.

(b) ELIGIBILITY. All Members of the Association that are eligible to serve on the Board of Directors. The election process allows candidates to be nominated in advance of the Annual Meeting and there will be no nominations taken at the Annual Meeting. Members not eligible to serve on the Board of Directors cannot nominate nor be nominated, and cannot be listed on the election ballot. Members not eligible include:

a. A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the last day that nominations are due.

b. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board.

(c) ELECTION PROCESS.

a. Notice of upcoming election - The first notice of election must be mailed, emailed or hand-delivered at least 60 days prior to the Annual Election stating the date, time and location of Annual Election

b. Intent to Run and Candidate Nominations - At least 40 days prior to the Annual Election, all Members desiring to be candidates for the Board must inform the Association in writing of their intent to run. Members may send a letter

(certified mail or regular mail), an email, a fax, or hand-deliver a written statement.

c. Second Notice of Election - The second notice of election must be mailed or hand-delivered between 14 and 34 days prior to the Annual Election.

d. All other procedures for conducting the Annual Election shall be in conformity with the election procedures mandated by Florida Statutes, Chapter 718 regarding annual elections for Florida Condominiums.

e. Runoff Elections. If there is a tie vote that creates the need for a runoff election, the Association must send a Notice of Runoff Election within 7 days after the Annual Election. The notice must include a new ballot listing the tied candidates' names, as well as inner and outer envelopes. All previous voting and vote counting procedures must be followed. The runoff election must be held within 30 days after the Annual Election.

f. Director Terms. All directors will serve a minimum of a two (2) year term with the exception of the calendar year 2024 Annual Election wherein the four (4) newly elected candidates that accumulate the highest number of votes will begin their two-year term, while the three (3) candidates with the lower accumulated votes will serve a one-year term.

~~16. Election of the Board of Directors shall be by written ballot. At such election, the Members, or their proxies, may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.~~

All other provisions of the **BYLAWS OF HAGEN RANCH HEIGHTS HOMEOWNERS ASSOCIATION, INC., n/k/a NEWPORT COVE HOMEOWNERS ASSOCIATION, INC.,** shall remain in full force and effect.

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS amending Article 3, Section 1.7 as follows (deletions are set forth in ~~strike through~~ font and additions are set for in underline font):

Article 3

LAND AND BUILDING RESTRICTIONS

Section 1.7. The minimum square footage under roof of each single family of

one-family residential unit within HAGEN RANCH HEIGHTS shall be not less than twelve hundred (1200) square feet of living area, exclusive of any garage, patio or porch ...Roofs shall be either cement tile, or barrel tile, or Spanish tile. ~~No wood nor asphalt or fiberglass shingles shall be allowed without the specific written waiver of this requirement by the Architectural Control Board.~~ No gravel roofs shall be permitted nor any flat-deck roofs over a porch or patio. Minimum roof pitch shall be 6/12.

All other provisions of the **DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS** shall remain in full force and effect.

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS adding a new Article 3, Section 7a as follows (deletions are set forth in ~~strike-through~~ font and additions are set for in underline font):

Article 3
LAND AND BUILDING RESTRICTIONS

Section 7a. Chain link and wire fencing is forbidden. All fencing shall be either white vinyl panel or picket style (white, black, or bronze) as approved by the Architectural Control Board.

All other provisions of the **DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS** shall remain in full force and effect.

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS adding a new Article 5, Section 5 as follows (deletions are set forth in ~~strike-through~~ font and additions are set for in underline font):

Article 5
GENERAL PROVISIONS

Section 5. The Association shall collect the sum of \$2,000.00 from the buyer in all transactions for the purchase of a unit.

All other provisions of the **DECLARATION OF PROTECTIVE COVENANTS,**

RESTRICTIONS RESERVATIONS AND CONDITIONS HAGEN RANCH HEIGHTS
shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, as a duly authorized representative of
NEWPORT COVE HOMEOWNERS ASSOCIATION, INC., has executed this Amendment to
the DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS RESERVATIONS
AND CONDITIONS HAGEN RANCH HEIGHTS on this 29th day of
March . 20 24.

WITNESSES:

[Signature]
Witness 1 Signature
Chris DiMARCANTONIO
Print Witness 1 Name
7639 Stirling Bridge Blvd. N.
Witness Address
Delray Beach, FL 33446

**NEWPORT COVE HOMEOWNERS
ASSOCIATION, INC.**

[Signature]
As its duly authorized Representative
John Deemer President
Print Name of Representative

[Signature]
Witness 2 Signature
Jesse Weeks
Print Witness 2 Name
1300 Gateway Blvd
Witness Address
Baton Rouge LA 70806

STATE OF FLORIDA
COUNTY OF Palm Beach

Acknowledged and subscribed before me, by means of ☒ physical presence or ☐ online notarization, by
John Deemer, who is personally known to me or who has produced a
N/A, as identification, and sworn to and subscribed before
me by the witnesses, Jesse Weeks, who is personally known to me or who has produced a
N/A, as identification, and Chris DiMARCANTONIO
who is personally known to me or who has produced a
N/A as identification, all on this 29 day of March, 20 24.



SCOTT STRALEAU
Commission # HH 102074
Expires March 24, 2025
Bonded Thru Budget Notary Services

[Signature]
Notary Public

My Commission Expires: 3/24/25

Applicant Signature

CoApplicant Signature